

§ 4.1203 DISTRICT USE TABLE.

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards								
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts
<p>ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding.                      NS = Near Southside, PI = Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University                      (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))</p>																														
Household Living	One-family detached dwelling	P	P		P	P	P	P*														P	P	P						4.200 lots not > 10,000 sq. ft.
	One-family detached dwelling with secondary dwelling unit																							P*						
	Two-family detached																							P						
	Duplex/two-family attached dwelling																							P						
	One-family attached (townhouse, rowhouse)	P	P	P	P	P	P	P						P*					P			P	P*	P	P	P		P		CBRC guidelines- Res. not permitted in 60+ dnl Max. of 4 units in a lot
	Multifamily dwelling apartment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
	Multifamily dwelling (up to 8 units)																								P	P	P	P	P	
	Multifamily dwelling (9+ units)																								P	P	P	P		
	One dwelling unit when part of a business or civic use; security residence	P	P	P	P	P	P	P											P	P	P	P	P			P	P	P	P	5.404
	Community home	P*	P*	P*	P*	P*	P*	P*																	P*	P*	P*	P*	P*	5.110
	Group home I	P*	P*	P*	P*	P*	P*	P*																	P*	P*	P*	P*		5.115
	Group home II	P*	P*	P*	P*	P*	P*	P*																		P*	P*	P*		5.115
	Halfway house																													
Shelter																														

Fort Worth City Code

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<b>PUBLIC AND CIVIC USES</b>																																
Education	College or university	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P													
	Day care center (child or adult)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		CU P*	CU P*	P	P	P	P		5.111		
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
	School, elementary or secondary (public)																							P	P	P		P	P			
	School, elementary or secondary (private)																								P		P	P				
	Business college or commercial school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P				P	P	P					
Government	Animal shelter																															
	Correctional facility									P	P	P	P	P	P	P																
	Government maintenance facility									P	P	P	P	P	P	P																
	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P			P	P	P	P	P			
	Governmental vehicle storage/junkyard																															
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P				P	P					P	P	P	P			
	Probation or parole office		P*	P*				P*	P*																	P*	P*				5.127	

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Health Care Facilities	Ambulance dispatch station	P	P	P	P	P	P	P																							
	Assisted living facility	P	P	P	P	P	P	P												P	P	P									
	Blood bank	P	P	P	P	P	P	P												P	P					P	P	P			
	Care facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P									
	Health services facility, including doctor's office or medical clinic	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P					P	P	P			
	Hospice	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P		P						P	P	P	
	Hospital	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P							P	P	
	Massage therapy and spa	P	P	P	P	P	P	P	P											P	P	P	P					P	P	P	
	Nursing home (with full medical services)	P	P	P	P	P	P	P	P	P	P	P	P	P	P													P	P	P	
Recreation	Center, community recreation or welfare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											P	P	P	
	Center, community recreation or welfare, private or non-profit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											P	P	P	
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
	Country club (public)									P	P	P	P	P	P	P															
	Golf course	P	P	P	P	P	P			P	P	P	P	P	P	P															
	Golf driving range		P					P	P	P	P	P	P	P	P	P															
	Park or playground (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious	Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Place of worship auxiliary use	CU P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											P	P	P	

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Utilities	Electric power substation	CU P	P	CU P	CU P	CU P	P	P																												
	Gas lift compressor stations	P*	P*	P*	P*	P*	P*	P*																									Ch. 15, Gas city code, 5.140			
	Gas line compressor stations	CU P*	CU P*	CU P*	CU P*	CU P*	CU P*	CU P*																										CU P*	Ch. 15, Gas city code, 5.140	
	Power plant or central station light																										CU P*									
	Stealth telecommunications towers	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P																	5.137		
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P*		P*	P*													5.136 See Table 5.2 TLDC		
	Telecommunications tower	SE*	SE*	SE*	SE*	SE*	SE*	P*										P*		P*	P*													5.137 See Table 5.2 TLDC		
	Utility transmission or distribution line	P*	P*	P*	P*	P*	P*	P*																											5.140	
	Wastewater (sewage) treatment facility																																			
	Water supply, treatment or storage facility	CU P	CU P	CU P	CU P	CU P	CU P																													
Entertainment and Eating	Amusement, indoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P																
	Amusement, outdoor		P					P	CU P				CU P	CU P	CU P		P	P	P	P																
	Baseball/softball facility (commercial)		P	P	P	P	P	P	P	P																										
	Bowling alley			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																		

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Entertainment and Eating	Bar, tavern, cocktail lounge; club, private or teen, dance hall		CU P*		P	P	P	P	P									P	P	P	P					P	P	P		5.154
	Circus																													
	Club, commercial or business		P	P	P	P	P	P	P									P	P	P	P	P					P	P	P	
	Drive-in restaurant or business	P*	P*	P*	P*	P*	P*		P	P	P	P	P	P	P	P	P*				P*	P*					P*			5.112 See Table 5.2 TLDC
	Bingo parlor									P	P	P	P	P	P	P		P	P	P	P									
	Event center or rental hall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P
	Gambling facility (including bingo)																													
	Health or recreation club	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P					P	P	P	
	Indoor recreation		P	P	P	P	P		P	P	P	P	P	P	P	P		P	P	P	P	P					P	P	P	
	Lodge or civic club	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	
	Massage parlor		P															P	P	P	P	P					P	P	P	P
	Mobile vendor food court	CU P*	P*		P*		P*/*		CU P*	CU P*	CU P*	CU P*	P*	P*	P*	CU P*	P	P	P	P							P*	P*		5.406
	Museum/cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											P	P	P	
	Racing; horse, dog or automotive																													
	Restaurant, café, cafeteria	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P
	Sexually oriented business																													
	Shooting or weapons firing range																													
	Stable, commercial, riding, boarding or rodeo arena																													
	Swimming pool, commercial	P*	P*	P*	P*	P*	P*		P	P	P	P	P	P	P			P		P	P									5.135
Theater, drive-in	CU P			CU P	CU P	CU P	CU P														P									
Theater, movie theater or auditorium	P*	P	P*	P*	P*	P*	P	P	P	P	P	P	P	P			P	P	P	P						P*	P*	P*	5.138	

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Lodging	Bed and breakfast home																													5.106	
	Bed and breakfast inn	P	P	P	P	P	P	P													P	P				P	P	P			
	Hotel, motel or inn		P				P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P			5.116
	Recreational vehicle park																														
	Short term home rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P		
Office	Bank, financial institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P			
	Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
Retail Sales and Service	Antique shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Appliance, sales, supply or repair	P*	P*	P*	P*	P*	P*	P									P	P	P	P	P				P	P	P	P			5.134
	Bakery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Barber or beauty shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Boat rental or sales		P				P	P																							
	Book, stationary stores or newsstand	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Burglar alarm sales and service		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Caterer or wedding service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Clothing/wearing apparel sales, new	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			5.134
	Clothing/wearing apparel sales, used	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			5.134
	Convenience store	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Copy store or commercial print without off-set printing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Dance studio	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
	Dressmaking, custom; millinery shop	P	P	P	P	P	P	P										P	P	P	P				P	P	P	P			

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Retail Sales and Service	Duplicating services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									5.126		
	Farmers' market	P*							P	P	P	P	P	P	P	P	P	P	P	P	P									less than 1 acre 5.145		
	Feed store, no processing/milling			P	P	P	P	P																P	P	P	P					
	Firewood sales	P*	P*	P*	P*	P*	P*	P*																		P*	P*	P*		5.113		
	Furniture sales, new and used (office and residential) in a building	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	5.134	
	Furniture upholstery, refinishing or resale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	General merchandise store	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	5.134	
	Greenhouse or plant nursery	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P			P	P					P	P	P		5.114, 5.134	
	Grocery store, meat market	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P					P					P	P	P	P	5.134	
	Gunsmithing, repairs or sales		P					P	P																			P	P	P		
	Home improvement store	P*	P*	P*	P*	P*	P*	P														P						P	P	P	P	5.134
	Interior decorating	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	
	Kennel																															
	Large retail store	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P										P	P	P		5.134
	Laundry or dry cleaning collection office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	Laundry, dry cleaning or washeteria	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												P	P	P		
	Leather goods shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	
Liquor or package store	P	P	P	P	P	P	P	P	P	P	P	P	P	P														P	P	P		
Locksmith	P	P	P	P	P	P	P														P	P	P	P	P			P	P	P		

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Retail Sales and Service	Medical supplies/equipment sales or rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
	Mini-warehouses							P																P	P	P	P				
	Mortuary or funeral home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
	Newspaper distribution center		P				P	P									P	P	P	P	P										
	Optician	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	Pawn shop		P*				P*	P*									P	P	P	P	P					P*	P*				5.125, 5.134
	Pharmacy (drug store)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	Recording studio	P	P	P*	P*	P*	P*	P	P	P	P	P	P	P	P		P	P	P	P	P					P*	P*	P*	P*		
	Retail sales, general	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		5.134
	Retail smoke shop		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P	5.152
	Saddle or harness, repair or sales	P	P	P	P	P	P	P										P	P	P	P					P	P	P	P		
	Shoe shine shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	Small box discount store																														P
	Studio, art or photography	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P	P		
	Tailor, clothing or apparel shop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P		
	Tattoo parlor		P		P		P	P																			P	P	P		
	Taxidermist shop	P	P	P	P	P	P	P																			P	P	P		
	Veterinary clinic w/indoor kennels	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P		P			P	P	P					P*	P*	P*		5.142
	Veterinary clinic w/outdoor kennels																														



4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards								
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding. NS = Near Southside, PI = Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))																														
Vehicle Sales and Service	Auto parts supply, retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*			P*	P*					P	P			See Table 5.2 TLDC
	Automotive repair; paint and body shop		P*		P		P	P	P	P	P	P	P	P	P		P*			P*	P*					P*				5.104 See Table 5.2 TLDC
	Car wash, full or self service						P*	P*	P	P	P	P	P	P		P*			P*	P*										5.108 See Table 5.2 TLDC
	Gasoline sales	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P*	P	P	P*						CU P				See Table 5.2 TLDC
	Mobile home or manufactured housing sales																													
	Parking area or garage, storage commercial or auxiliary	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P*	P	P	P*									6.202 See Table 5.2 TLDC
	Recreational vehicle (RV) sales/service		P				P																							
	Service station		P				P	P	P	P	P	P	P	P	P		P*			P*	P*					CU P				See Table 5.2 TLDC
	Towing yard with office																													
	Truck stop w/fuel and accessory services																													
	Vehicle junkyard																													
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers			P	P	P	P		P	P	P	P	P	P	P															
Vehicle steam cleaning						P	P																							
<b>LIGHT INDUSTRIAL</b>																														
Light Industrial Services	Assaying		P*				P	P																					5.103	
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes		P		P	P	P	P												P*									See Table 5.2 TLDC	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards							
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV
<p>ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding.                      NS = Near Southside, PI = Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University                      (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))</p>																													
Light Industrial Services	Blacksmithing or wagon shop																												
	Bottling works, milk or soft drinks	P					P	P																					
	Brewery, distillery or winery																								P	P			
	Carpet and rug cleaning	P					P	P																					
	Chicken battery or brooder																												
	Coal, coke or wood yard																												
	Cottage manufacturing uses				P								P	P	P	P									P	P	P		
	Crematorium							P																					
	Electroplating							P																					
	Fabricating or manufactured housing, temporary or office building																												
	Food processing (no slaughtering)	P						P	P																	P	P		
	Furniture or cabinet repair or construction	P			P	P	P	P	P																				
	Furniture sales, with outside storage/display (new/used)																												
	Galvanizing, small utensils																												
	Machine shops							P*							P	P													
Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft.	P			P	P	P*	P*																						

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards									
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/1A	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	
<p>ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding.                      NS = Near Southside, PI - Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University                      (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))</p>																															
Light Industrial Services	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather		P		P*	P*	P*	P*																						5.120	
	Manufactured home/RV repair																														
	Mini-warehouse												P	P																Uses restricted within 100 feet of Camp Bowie Boulevard in the CB/GC-MU district	
	Monument/marble works, finishing and carving only		P				P	P													P*				P	P				See Table 5.2 TLDC	
	Monument works, stone		P				P	P													P*				P	P				See Table 5.2 TLDC	
	Outdoor sales and storage				P	P	P																								
	Paint mixing or spraying						P														P*									See Table 5.2 TLDC	
	Paper box manufacture		P				P	P													P*									See Table 5.2 TLDC	
	Pattern shop		P				P	P													P*									See Table 5.2 TLDC	
	Printing, lithographing, book-binding, newspapers or publishing		P				P	P	P	P	P	P	P	P	P						P*					P	P	P		See Table 5.2 TLDC	
	Rubber stamping, shearing/punching		P				P	P													P*									See Table 5.2 TLDC	
	Rubber stamp manufacture		P				P	P																							
Sheet metal shop		P*				P*	P*													P*									5.131 See Table 5.2 TLDC		

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards											
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR		TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts			
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Light Industrial Services	Warehouse or bulk storage		P*				P*	P*					P	P																5.143-			
	Welding shop, custom work (not structural)		P		P	P	P	P													P*					P	P			See Table 5.2 TLDC			
	Yards, contractors, lumber or storage, automobiles, storage yards, building materials																																
<b>HEAVY INDUSTRIAL</b>																																	
Heavy Industrial Manufacturing	Animal by-products processing																																
	Batch plant, concrete or asphalt (permanent)																																
	Brewery, distillery or winery		P				P														P*									See Table 5.2 TLDC			
	Brick, clay, glass, shale, tile or terra cotta products manufacture																																
	Cement products plant																																
	Cement, lime, gypsum or plaster of Paris manufacture																																
	Cotton gin, cotton oil mill, bailing or compress																																
	Creosote, treatment/manufacture																																
	Egg cracking or processing																																
	Furnace, blast; forge plant, boiler works manufacture																																
Galvanizing, sheet or structural shapes																																	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																	Supplemental Standards											
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/MB	CB/T	TL-BM	TL-HM		TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CTV	PD/CUP Special Districts
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding. NS = Near Southside, PI = Panther Island, CB = Camp Bowie, TL = Trinity Lakes, BU = Berry/University (** = permitted accessory use; *** = permitted accessory use with criteria in Table 5.2, Trinity Lakes Development Code (TLDC))																														
Heavy Industrial Manufacturing	Gas (natural or artificial) manufacture processing/storage																													
	Glue manufacture																													
	Grain elevator																													
	Magnesium casting, machining or fabricating																													
	Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar														P	P														
	Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes																													
	Manufacture of dyes, cores, die-casting molds																													
	Manufacture, processing/production of hazardous chemicals																													
	Metal casting																													
	Metal foundry plant or fabrication plant																													

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																														
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CTV	PD/CUP Special Districts	Supplemental Standards		
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Heavy Industrial Manufacturing	Metal smelting, reclamation or ore reduction																															
	Metal stamping, dying, shearing or punching																															
	Mill, feed or flour																															
	Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone																															
	Packing plant																															
	Paper or pulp manufacture																															
	Petroleum, refining or wholesale storage																															
	Planing mill or woodworking shop																															
	Poultry killing or dressing																															
	Rock cement crushers and stone quarry																															
	Rolling mill																															
	Soap manufacture																															
	Soda or compound manufacture																															
	Stoneyard, building stone, cutting, sawing or storage																															
	Tar distillation/manufacturing																															
Tobacco (chewing) manufacture or treatment																																
Welding shop																																

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE																														
NONRESIDENTIAL USES		MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	Supplemental Standards		
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Transportation	Airport, aviation field, helistop or landing area	CU P	CU P	CU P	CU P	CU P	CU P																									
	Passenger station	P	P		P	P	P																									
	Railroad freight or classification yard																															
	Railroad roundhouse or RR car repair shop		P																													
	Railroad tracks, team, spur, loading or storage																															
	Terminal; truck, freight, rail or water																															
Waste Related	Landfill, recycling center, household hazardous waste or waste tire facility																															
	Pet cemetery																															
	Recycling collection facility	SE*	P*	SE	SE*	SE*	P*																									5.130
	Salvage yard (other than automotive)																															
Wholesale Trade	Wholesale bakery, produce market or wholesale house		P				P	P																								See Table 5.2 TLDC
	Wholesale office or sample room		P		P	P	P	P																								See Table 5.2 TLDC
OTHER USES																																
Agricultures	Agricultural uses																															
	Community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P			5.146
	Stockyards or feeding pens (commercial)																															





4.1203 USES	4.1200 FORM BASED CODE DISTRICTS USE TABLE																				Supplemental Standards								
NONRESIDENTIAL USES	MU-1	MU-2	NS/T4R	NS-T4	NS-T4N	NS/T5	PI	CB/HC	CB/RG	CB/RUV C-North	CB/RUV C-South	CB/GC-MU	CB/IA	CB/WB	CB/T	TL-BM	TL-HM	TL-VM	TL-CC	TL-TR	TL-NB	BU-RA	BU-RX	BU-CX	BU-SH	BU-IX	BU-CIV	PD/CUP Special Districts	
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Trailer, portable, sales, construction or storage	P	P	P	P	P	P										P	P	P	P										
Vendor, food, non-potentially hazardous food	P*	P*	P*	P*	P*	P*										P	P	P	P										5.406
Vendor, food, potentially hazardous food		P*	P*	P*	P*	P*										P	P	P	P										5.406
Vendor, merchandise		P*	P*	P*	P*	P*																		P*	P*			5.406	
Vendor, transient			P*	P*	P*	P*																		P*	P*			9.101	
Vendor, transient, non-potentially hazardous food	P*	P*	P*	P*	P*	P*																						5.406	
Vendor, transient, potentially hazardous food	P*	P*	P*	P*	P*	P*																						5.406	
Sales from kiosks									P	P	P	P	P	P	P													(for food vendors other city ordinances apply, not within public ROW)	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-FSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding SY = Stockyards P - Permitted    P* - Permitted must also meet supplemental use standards    SE - Special Exception Required SE* - Special Exception required and must also meet supplemental use standards    Blank - Not Permitted											
RESIDENTIAL USES											
Household Living	One-family detached dwelling										
	Two-family detached										
	Duplex/two-family attached dwelling										
	One-family attached (townhouse, rowhouse)			P		P	P	P	P	P	
	Multifamily dwelling	P*		P		P		P*	P		Sec. 6.21
One dwelling unit (when part of a business)	P		P		P	P	P	P	P		
Group Living	Boarding home facility	P	P	P	P	P	P	P	P	P	5.153
	Lodging house										
	Community home					P*	P*	P*	P*	P*	§ 5.110 (Zoning Code)
	Group home I					P*	P*	P*	P*	P*	§ 5.115 (Zoning Code)
	Group home II					P*	P*	P*	P*	P*	§ 5.115 (Zoning Code)
	Halfway house										
Shelter											
PUBLIC AND CIVIC USES											
Education	College or university										
	Day care center (child or adult)					P*	P*	P*	P*	P*	§ 5.111 (Zoning Code)
	School, elementary or secondary (public)						P	P	P		
	School, elementary or secondary (private)						P	P	P		
	Business college or commercial school	P	P	P	P	P	P	P	P	P	
Government	Animal shelter										
	Correctional facility										
	Government maintenance facility										
	Government office facility	P	P	P	P	P	P	P	P	P	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
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Government	Governmental vehicle storage/junkyard										
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	
	Probation or parole office									P	
Health Care Facilities	Ambulance dispatch station									P	
	Assisted living facility					P	P	P	P	P	
	Blood bank									P	
	Care facility					P	P	P	P	P	
	Health services facility, including doctor's or medical office					P	P	P	P	P	
	Hospice					P	P	P	P	P	
	Hospital										
	Massage therapy and spa	P	P	P	P	P	P	P	P	P	
	Nursing home (with full medical services)					P	P	P	P	P	
Recreation	Center, community recreation or welfare					P	P	P	P	P	
	Center, community recreation or welfare (private or non-profit)					P	P	P	P	P	
	Country club (private)										
	Country club (public)										
	Golf course										
	Golf driving range										
	Park or playground (public or private)	P	P	P	P	P	P	P	P	P	
Religious	Place of worship	P	P	P	P	P	P	P	P	P	
	Place of worship auxiliary use	P	P	P	P	P	P	P	P	P	
Utilities	Electric power substation					SE	SE	SE	SE	SE	
	Gas lift compressor stations					SE	SE	SE	SE	SE	Ch. 15, Gas City Code
	Gas line compressor stations					SE	SE	SE	SE	SE	Ch. 15, Gas City Code

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
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Utilities	Power plant or central station light										
	Stealth telecommunications towers					SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
	Telecommunications antenna (on structure)		SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.133 (Zoning Code)
	Telecommunications tower					SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
	Utility transmission or distribution line	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.140 (Zoning Code)
	Wastewater (sewage) treatment facility										
	Water supply, treatment or storage facility					SE	SE	SE	SE	SE	
COMMERCIAL USES											
Entertainment and Eating	Amusement, indoor	P	P	P	P	P	P	P	P	P	
	Amusement, outdoor										
	Baseball, softball facility (commercial)										
	Bar, tavern, cocktail lounge; club, private or teen, dance hall	P	P	P	P	P	P	P	P	P	
	Brewpub	P	P	P	P	P	P	P	P	P	
	Circus				P		P	P			
	Club, commercial or business	P	P	P	P	P	P	P	P	P	
	Drive-in restaurant or business									P*	Sec. 6.22
	Event center or rental hall	P	P	P	P	P	P	P	P	P	
	Health or recreation club	P	P	P	P	P	P	P	P	P	
	Indoor recreation	P	P	P	P	P	P	P	P	P	
	Lodge or civic club	P	P	P	P	P	P	P	P	P	
	Museum/cultural facility	P	P	P	P	P	P	P	P	P	
	Racing; horse, dog or automotive										

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding SY = Stockyards P - Permitted    P* - Permitted must also meet supplemental use standards    SE - Special Exception Required SE* - Special Exception required and must also meet supplemental use standards    Blank - Not Permitted											
Entertainment and Eating	Restaurant, café, cafeteria	P*	P*	P*	P*	P*	P*	P*	P*	P*	Chap. 9, Restaurants
	Sexually oriented business										
	Shooting or weapons firing range										
	Stable, commercial, riding, boarding or rodeo arena	P	P	P	P		P	P			
	Swimming pool, commercial										
	Theater, drive-in										
	Theater, movie theater or auditorium	P*	P*	P*	P*	P*	P*	P*	P*	P*	§ 5.138 (Zoning Code)
Lodging	Bed and breakfast home										
	Bed and breakfast inn	P	P	P	P	P	P	P	P	P	
	Hotel, motel or inn	P	P	P	P	P	P	P	P	P	
	Recreational vehicle park			P*	P*		P*	P*			
	Short term home rental	P	P	P	P	P	P	P	P	P	
Office	Bank, financial institution	P	P	P	P	P	P	P	P	P	
	Offices	P	P	P	P	P	P	P	P	P	
Retail Sales and Service	Antique shop	P	P	P	P	P	P	P	P	P	
	Appliance, sales, supply or repair	P	P	P	P	P	P	P	P	P	
	Bakery	P	P	P	P	P	P	P	P	P	
	Barber or beauty shop	P	P	P	P	P	P	P	P	P	
	Book, stationary stores or newsstand	P	P	P	P	P	P	P	P	P	
	Burglar alarm sales and service	P	P	P	P	P	P	P	P	P	
	Caterer or wedding service	P	P	P	P	P	P	P	P	P	
	Clothing/wearing apparel sales, new	P	P	P	P	P	P	P	P	P	
	Clothing/wearing apparel sales, used	P	P	P	P	P	P	P	P	P	
	Convenience store	P	P	P	P	P	P	P	P	P	
	Copy store or commercial print without off-set printing	P	P	P	P	P	P	P	P	P	
Dance studio	P	P	P	P	P	P	P	P	P		





4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
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Light Industrial Services	Assaying										
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes										
	Blacksmithing or wagon shop	P	P	P	P	P	P	P	P	P	
	Bottling works, milk or soft drinks										
	Brewery, distillery or winery	P	P	P	P	P	P	P	P	P	
	Carpet and rug cleaning										
	Chicken battery or brooder										
	Coal, coke or wood yard										
	Cottage manufacturing uses	P	P	P	P	P	P	P	P	P	
	Crematorium										
	Electroplating										
	Fabricating or manufactured housing, temporary or office building										
	Food processing (no slaughtering)	P	P	P	P	P	P	P	P	P	
	Galvanizing, small utensils										
	Machine shops										
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft.										
	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather										
	Manufacture of basket material, bicycles, boots/shoes, boxes, caskets		P	P	P			P	P		P
	Manufactured home/RV repair										
Monument/marble works, finishing and carving only		P	P	P			P	P		P	
Monument works, stone		P	P	P			P	P		P	





4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding SY = Stockyards P - Permitted    P* - Permitted must also meet supplemental use standards    SE - Special Exception Required SE* - Special Exception required and must also meet supplemental use standards    Blank - Not Permitted											
Wholesale Trade	Wholesale bakery, produce market or wholesale house	P	P	P	P	P	P	P	P	P	
	Wholesale office or sample room									P	
OTHER USES											
Agricultures	Agricultural uses		P	P	P		P	P			
	Community garden			P	P	P	P	P	P	P	
	Stockyards or feeding pens (commercial/noncommercial)		P	P	P		P	P			
	Fresh water fracture ponds and production										
	Gas drilling and production			P*	P*	P*	P*	P*	P*	P*	Ch. 15, Gas City Code
	Oil drilling and production										
Accessory Uses	Accessory use or building	P	P	P	P	P	P	P	P	P	
	Home occupation	P*		P*		P*	P*	P*	P*	P*	§ 5.116A (Zoning Code)
	Outdoor display	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 7.5.2
	Limited outdoor storage	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 7.5.3
	General outdoor storage										Sec. 7.5.4
	Satellite antenna (dish)	P	P	P	P	P	P	P	P	P	
	Solar energy equipment	P	P	P	P	P	P	P	P	P	
	Wind energy equipment	P	P	P	P	P	P	P	P	P	
	Rain water harvesting equipment	P	P	P	P	P	P	P	P	P	
Utility equipment (includes electrical transformers, gas meters, etc.)	P	P	P	P	P	P	P	P	P		
Temporary Uses	Amusement, outdoor	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.400 (Zoning Code)
	Batch plant, concrete or asphalt										
	Garage or other occasional sale	P		P		P	P	P	P	P	

4.1203 USES		4.1200 FORM BASED CODE DISTRICTS USE TABLE									
		SY-HSH	SY-HCO	SY-TMC	SY-TNF	SY-TNX	SY-TNE	SY-TSA	SY-ENX	SY-ECC	Supplemental Use Standards
ALL developments within a form-based code district MUST refer to the development guidelines of that district before proceeding SY = Stockyards P - Permitted P* - Permitted must also meet supplemental use standards SE - Special Exception Required SE* - Special Exception required and must also meet supplemental use standards Blank - Not Permitted											
Temporary Uses	Model home										
	Residence for security purposes	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.404 (Zoning Code)
	Special event (subject to city's special events ordinance)	P	P	P	P	P	P	P	P	P	
	Temporary construction offices, storage sheds, trailers, barricades, fences	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.3
	Trailer, portable, sales or storage	P	P	P	P	P	P	P	P	P	
	Vendor, food, mobile food court	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.4
	Vendor, merchandise	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.4
	Vendor, transient	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 6.2.4
Sales from kiosks	P	P	P	P	P	P	P	P	P		

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012; Ord. 20510-12-2012, § 3, passed 12-4-2012, eff. 12-11-2012; Ord. 20511-12-2012, § 2, passed 12-4-2012, eff. 12-22-2012; Ord. 20666-03-2013, § 1, passed 3-19-2013, eff. 4-9-2013; Ord. 20999-10-2013, § 4, passed 10-15-2013; Ord. 22154-04-2016, § 5, passed 4-5-2016, eff. 4-21-2016; Ord. 22335-08-2016, §§ 3, 6, passed 8-2-2016; Ord. 22336-08-2016, § 1, passed 8-2-2016; Ord. 22337-08-2016, § 2, passed 8-2-2016; Ord. 22593-02-2017, § 2, passed 2-7-2017; Ord. 22703-05-2017, §§ 2, 3, passed 5-2-2017; Ord. 22810-08-2017, § 4, passed 8-1-2017, eff. 9-7-2017; Ord. 23110-02-2018, § 4, passed 2-6-2018; Ord. 23586-03-2019, § 2, passed 3-5-2019; Ord. 23609-03-2019, § 4, passed 3-19-2019; Ord. 23648-05-2019, § 12, passed 5-7-2019; Ord. 23971-12-2019, § 3, passed 12-3-2019, eff. 12-11-2019; Ord. 25911-12-2022, § 2, passed 12-13-2022, eff. 1-4-2023; Ord. 25955-01-2023, § 3, passed 1-10-2023, eff. 1-20-2023; Ord. 26358-08-2023, § 4, passed 8-8-2023; Ord. 26445-09-2023, § 1, passed 9-12-2023, eff. 9-26-2023)